

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - August 14, 1968

Appeal No. 9726 Alberta Woods, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 14, 1968.

EFFECTIVE DATE OF ORDER - August 30, 1968

ORDERED:

That the appeal for a variance from the provisions of Section 3301.1 requiring 900 square feet per unit for conversion of flat into apartment house at 1641 -13th Street, NW., lot 41, Square 277, be conditionally and partially granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a three (3) story and basement brick dwelling.
3. The dwelling is presently occupied as a rooming house with four kitchens and four baths.
4. Appellant proposes to establish 4 apartment units, one on each floor and one in the basement.
5. Appellant request that this appeal be amended to permit waiver of off-street parking required.
6. The lot measures 20 ft. by 69.8 ft. with a rear yard. approximately 8 ft. deep. The lot abuts directly with the rear of lots fronting on R Street, NW.

OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations, and that a denial of the requested relief will result in peculiar and practical difficulties and undue hardship upon the owner.

OPINION Cont'd

We are further of the opinion that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Reference is made to the opinion of the Board forming part of the Order in Appeal No. 8631 for a statement of the reasons of the Board for the granting of this and similar appeals.

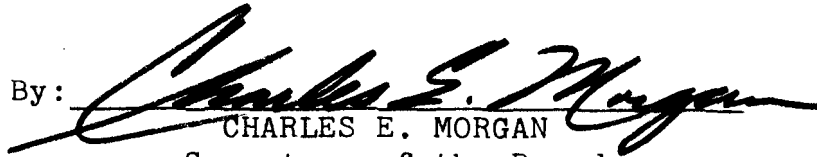
This Order shall be subject to the following condition:

The building shall have no more than three (3) apartment units.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.